

liams, on the 18th of April, 1827, filed her petition, in which, as amended, she set forth, that her wards were seised of a valuable farm, in Frederick county, called *Ceresville*, containing about five hundred and twenty acres; and also of a tract of woodland, in the same county, containing about one hundred and twenty acres; which property, from its character, required the constant superintendence of an active man to render it profitable, which the petitioner was incompetent to bestow. That the dwelling-house and other buildings were then considerably out of repair, and would require a large expenditure to put them into proper tenantable condition. That the rent of the farm was much reduced by taxes, repairs, and other incidental charges. That the infants, who were all between fifteen and eight years of age, had no other source of revenue than the farm, the net rent of which was insufficient for their maintenance and education; and that the amount for which the estate would sell, by a judicious investment of it, would yield the infants an income nearly three times greater than its net rent—whereupon she prayed, that to ascertain the actual condition of the property, and the advisableness of a sale, a commission might be issued according to the act of Assembly in such case made and provided.

With this petition, the petitioner nominated certain persons as commissioners; upon which on the 23d of November, 1827, a commission was ordered and issued accordingly.

The commissioners, in their return, filed on the 15th of February, 1828, reported, that they had proceeded to view and examine the farm called *Ceresville*, situate about four miles from the city of Frederick, containing five hundred and twenty acres, more or less, including all the improvements; viz: the dwelling-house and out-buildings appertaining thereto; the farm or overseer's house, barn, wagon-house, corn-house, dairy, negro quarters, sheds, &c. &c. Blacksmiths' shops, ferry, dwelling occupied by the ferryman; a three story stone mill, saw-mill, miller's dwelling-house and out-houses, a two story stone store-house, together with all other buildings and improvements thereunto belonging; and, by the most competent evidence they could procure, ascertained the real value of the said property, taking into consideration the quality, location and improvements thereof, and all the advantages and disadvantages attending the same, to be thirty-nine thousand dollars, or seventy-five dollars per acre. That they had also proceeded to examine and value a tract of woodland containing one hundred and seventy acres, more or less, situate in what is generally known